

~~March 15, 2018~~

June 29, 2018 updated (Notes added July 3, 2018)

City Council Initiated Text Amendment

City Council Motion:

Part B: To also discuss the design standards for air conditioned storage and storage facilities in urban settings.

Motion: (Cohen-Miranda) That Catherine Coyle, Planning & Urban Design Manager, be requested to make the necessary changes to the design standards and transmit to the Planning Commission. (Motion carried with Reddick being absent at vote and Viera being absent.)

NOTE: This amendment originated from the City Council motion above, which was fairly broad, as it was stated. The motion was made following a City staff report on parking and loading research related to AC storage and mini-warehouse facilities. The staff report was given at the request of City Council, and it included general use/design details, as it was reported that there are two (2) typical site layouts that have been developed in Tampa (i.e. "suburban" and "urban"), and several design-oriented districts in the City Code that address site and building design of mixed-use or non-residential developments.

The items in this document, shown in yellow highlight, are updates to the previously transmitted language, in an attempt to address the issues raised in the Planning Commission staff report, written public comments received prior to the Planning Commission public hearing (scheduled on June 11 and continued to August 13 to review and address said issues), and review comments from City staff (including Economic Development following receipt and review of all comments noted above).

Proposed Changes: Parking & Loading Regulations and Use/Design Standards for Air Conditioned Storage/Mini-Warehouse Uses (v4)

NOTE: City staff updated the description above, to clarify that changes also include code language for "loading" and "use/design standards"

Sec. 27-43. Definitions.

For the purpose of the Land Development Code, certain abbreviations, terms, phrases, words and their derivatives shall have the meanings as described below. Furthermore, unless otherwise specifically defined, the words and terms used in this Code related to alcoholic beverages shall have the same meaning as defined by the Beverage Laws of the State of Florida, F.S. Ch. 561 et seq. Words not defined herein shall be interpreted in accordance with section 1-3.

Air conditioned storage: A single or multi-level building with self-contained climate control, consisting of multi-tenant spaces, intended solely as dead storage, leased to individuals or businesses.

Warehouse, mini: Any building or group of building(s) designed, arranged, and/or used exclusively for the storage of excess personal or business property, with or without self-contained climate control, typically when such is not located on the same zoning lot as the primary residence or office, except if such use is in the Channel District business.

Sec. 27-132. Regulations governing individual special uses.

The following specific use standards for individual special uses shall be applied by the city council or the zoning administrator, as appropriate, in deciding applications for approval, in addition to the general standards listed above in this article:

Air conditioned storage. The following specific standards shall be used in deciding an application for approval of this use, ~~except when located within the Central Business District:~~

- a. There will be a single, common entry into the building with customer parking in a congregate area;
- b. Individual exterior access to separate storage facility/unit is prohibited;
- c. Storage will be limited to record retention or personal household items;
- d. Storage areas will not be used for short term storage or as a distribution center (i.e., entry in and out on a daily basis); and,
- e. No more than the minimum required number of loading spaces will be allowed per section 27-283.14, Tampa Code.

~~The following specific standards shall be used in deciding an application for approval of this use within the Central Business District:~~

- ~~a. This use may only be established within a mixed use project that contains at least two (2) uses, one (1) of which must be residential;~~
- ~~b. This use shall not exceed forty (40) percent of the project square footage;~~
- ~~c. This use must be integrated with the structural system of the principal building, or, for projects with multiple buildings, integrated with the structural system of one (1) of the principal buildings;~~
- ~~d. No customer related business or retail operations shall be permitted within or operated from the individual storage units;~~
- ~~e. This use may only be located in the Central Business District on properties north of Harrison Street;~~
- ~~f. This use shall not be located at the ground level, except that entrance and loading functions can occur at the ground level; and~~
- ~~g. The storage of hazardous materials other than materials common in household use and in retail and commercial businesses such as ordinary detergents and other cleaning materials, cosmetics, paints and adhesives, automotive fluids in small quantities, and other such materials, shall be prohibited.~~

Sec. 27-184. Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use.

- (a) Except as otherwise specifically stated in this chapter, the use of and required parking count for land, water, and structures within the Center City (CBD) shall only be permitted in accord with Table 184 below. All other uses of land, water, and structures in the CBD, which are not expressly listed in Table 184, are prohibited uses and shall not be established in the CBD.

TABLE 184 TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE				
KEY:	X - Permitted principal use	S1 - Special use—Zoning administrator review		Blank - Prohibited use
	A - Permitted accessory use	S2 - Special use—City council review		N/A - not applicable
Use (listed by subcategory)	District		Required Off-Street Parking Spaces (minimum ratios by use) [A-N]	
	CBD-1	CBD-2		
OTHER COMMERCIAL AND NON-RESIDENTIAL USES				
Air-conditioned storage	S2 X [7]	S2 X [7]	1/each 100 storage units	
TABLE 184 NOTES				
GENERAL NOTES:				
[7] Refer to sec. 27-184.1(c) for specific use design standards in sec. 27-132.				

Sec. 27-184.1. Miscellaneous use design standards.

- (c) Air conditioned storage standards.
- (1) This use shall only be allowed on parcels located north of Harrison Street; and,
 - (2) Storage units shall be located on the second (2nd) level or higher of a multi-story building ~~or structural parking garage;~~
 - (3) This use shall not exceed forty (40) percent of the project square footage;
 - (4) This use shall only be established within a vertically mixed use building that contains at least two (2) distinct uses.

*NOTE: General Intent for deleting criteria from Sec. 27-132 & creating Sec. 27-184.1 standards:
Proposed standards above have been modified from special use criteria (current code) to use design standards, which are reviewed as part of the standard CBD design district review process, subject to sec. 27-60 (for alternative design exception) and 27-61 (for review of a petition by City Council). Modifying the process from a special use review to a standard CBD design review removes unnecessary processing conflicts that arise during plan review and disposition of an application.*

- NOTE: Description of highlighted changes above:*
- Removed reference to “structural parking garage,” to avoid confusion because of redundancy with reference to “multi-story building” as applied in CBD form-based regulations;
 - Added back current code requirement that limits this use to a maximum of 40% of the total project building area;
 - Added back current code requirement that requires this use to be part of a mixed use project that has at least 2 uses.

Sec. 27-200. Parking requirements.

The regulations set forth in Article VI, Division 3 shall apply in the Channel District except as modified herein.

- (a) Off-street parking requirements. Any building in the CD that is erected, expanded, increased in floor area or seating capacity, or changes its use, or in which a new use is established, shall meet the applicable parking requirements as set forth in Table 19-3, Table of Required Parking Spaces.

TABLE 19-3		
Use	Spaces	Per Unit
Warehouse, mini	<u>1</u>	each 100 storage units [1]
Notes: [1] Sites designed with at grade/surface-level internal drive aisles may count area(s) within such aisles as required parking spaces, only when said area(s)/space(s) comply as follows: (i) space(s) shall be equivalent to an interior parallel space (i.e. 8'x22'); (ii) space(s) shall only be counted on one (1) side of any internal drive aisle; (iii) space(s) shall not obstruct access to any ADA, fire, or other emergency facilities or area(s); (iv) space(s) shall not impede other vehicular movement in an aisle; (iv) space(s) shall not be required to be marked, unless otherwise required by code.		

Sec. 27-211.8. Schedule of permitted uses by district.

Table 25-1 sets forth the permitted, special, and accessory uses by zoning district. All lands within the Greater Seminole Heights area shall adhere to this table. Any uses not listed shall be subject to zoning administrator review, pursuant to section 27-59.

Table SH-25.1: Table of Uses; Permit Requirements		
Use (listed by subcategory)	District	SH-CI
COMMERCIAL		
Air conditioned storage		S1
Mini-warehouse		X

NOTE: Description of highlighted change above:

Removed reference to "air conditioned storage" based on public comment. Mini-warehouse is currently a permitted use, which would allow for conditioned or unconditioned space, regardless of the proposed change above.

Sec. 27-211.12. Parking design and access management.

(a) Applicable parking ratios by use:

TABLE 211.12	Ratio (spaces per unit of measurement; these rates equate to maximum parking spaces permitted on site) [1,7]	
Use (listed by subcategory)		
OTHER NON-RESIDENTIAL USES		
Air conditioned storage	1/each 50 storage units	
Mini-warehouse	1/each 50 storage units [8]	
Notes: [8] Sites designed with at grade/surface-level internal drive aisles may count area(s) within such aisles as required parking spaces, only when said area(s)/space(s) comply as follows: (i) space(s) shall be equivalent to an interior parallel space (i.e. 8'x22'); (ii) space(s) shall only be counted on one (1) side of any internal drive aisle; (iii) space(s) shall not obstruct access to any ADA, fire, or other emergency facilities or area(s); (iv) space(s) shall not impede other vehicular movement in an aisle; (iv) space(s) shall not be required to be marked, unless otherwise required by code.		

(e) *Loading.* Required loading shall adhere to section 27-~~238.15~~283.14.

NOTE: Description of highlighted change above:

- *Removed reference to “air conditioned storage” based on public comment. Mini-warehouse is currently a permitted use, which would allow for conditioned or unconditioned space, regardless of the proposed change above.*
- *Added “mini-warehouse” to the parking table to clearly state what parking ratio applies. Current code is silent.*

Sec. 27-283.7. Number of off-street parking spaces.

The number of off-street parking spaces shall be as set forth in PKG Table 1. Provided, however, the number of required off-street parking spaces for property in the central business district shall be as set forth in Article III, Division 2, Subdivision 3, section 27-187. Provided further, the number of required off-street parking spaces for property in the Channel District shall be as set forth in Article III, Division 2, Subdivision 4, section 27-200.

PKG TABLE 1: TABLE OF REQUIRED PARKING SPACES			
Use		Spaces	Per Unit
(2)	Industrial/warehouse uses:		
a.	<u>Air-conditioned storage</u>	<u>1.0</u>	<u>each 50 storage units</u>
ab.	Junkyard/landfill	1.0	employee
bc.	Maintenance or storage facility	1.0	employee on largest shift
ed.	Manufacturing, light and heavy	0.6	employee on largest shift
de.	Material recovery facility	1	1,000 sq. ft. GFA
		plus 1	each vehicle operated by the facility
ef.	Medical Marijuana processing facility	0.6	employee on largest shift
fg.	Radio/TV transmitter site, utility transmission site	1.0	employee on largest shift
gh.	Research activity	1.4	employee
hi.	Transportation service facility	7.0	1,000 sq. ft. of waiting area

		plus 0.45	employee
ij.	Vermin control	2.0	1,000 sq. ft. GFA
		plus 0.33	employee on largest shift
jk.	Warehouse and wholesale trade	0.6	employee on largest shift
kl.	Warehouse, mini	1.0	employee on largest shift
		plus 1.0	each 20 50 storage units ²
Notes:			
...			
2. Sites designed with at grade/surface-level internal drive aisles may count area(s) within such aisles as required parking spaces, only when said area(s)/space(s) comply as follows: (i) space(s) shall be equivalent to an interior parallel space (i.e. 8'x22'); (ii) space(s) shall only be counted on one (1) side of any internal drive aisle; (iii) space(s) shall not obstruct access to any ADA, fire, or other emergency facilities or area(s); (iv) space(s) shall not impede other vehicular movement in an aisle; (v) space(s) shall not be required to be marked, unless otherwise required by code.			

Sec. 27-283.14. - Off-street loading space—Required.

(b) The requirements in the following table shall apply only to new structures or additions to structures, and shall not be considered to make any existing structure nonconforming for lack of such off-street loading:

TABLE 1: OFF-STREET LOADING REQUIREMENTS	
Land Use Classification	Space Requirements (refer also to sec. 27-283.15)
Office, hotels and residential uses	1 loading berth for every 100,000 sq. ft. of floor area, up to a maximum of 5 berths
<u>Air-conditioned storage and mini-warehouse uses</u>	<u>Minimum number of berths:</u> 1 berth for tractor trailer delivery/loading 1 berth for local delivery/loading
<u>Other industrial and commercial uses, as follows:</u>	Minimum number of berths required:
Under 8,000 square feet	nNone
8,000—25,000 square feet	2 berths
25,000—50,000 square feet	3 berths
50,000—100,000 square feet	4 berths
Over 100,000 square feet	5 berths